HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatchewan Highlights[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

UNCHANGED

9.3%

- Below Province
- Similar to Province
- Above Province

The average rent is*...

$975

UNCHANGED

- Below Province
- Similar to Province
- Above Province

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
8.8% Vacancy Rate	9.2% Vacancy Rate	9.4% Vacancy Rate	8.7% Vacancy Rate
$676 Avg. Rent	$883 Avg. Rent	$1,051 Avg. Rent	$1,136 Avg. Rent

"The apartment vacancy rate in Saskatchewan remained elevated as increased demand was offset by additional rental supply."

Goodson Mwale
Senior Market Analyst (Saskatchewan)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Canada

CMHC SCHL

Vacancy rates remain elevated

According to the results of the Rental Market Survey conducted by CMHC in October 2017, the vacancy rate[2] in Saskatchewan's urban centres[3] was relatively unchanged at 9.3% from 9.4% in October 2016, with half the centres reporting higher rates. The stability in the vacancy rate is attributed to increased rental supply keeping pace with growing rental demand. By bedroom type, vacancies in Saskatchewan ranged from 8.7% in three-bedroom units to 9.4% in two-bedroom apartments.

In the province's two largest centres, the vacancy rate increased for a sixth consecutive year in Regina at 7.0% while the vacancy in Saskatoon eased slightly at 9.6%. The largest decline was seen in Lloydminster where the vacancy rate moved lower by 8.0 percentage points to a still elevated 17.4% in October 2017. Economic conditions kept vacancies elevated. The growth in rental demand in Lloydminster more than outpaced the minor increase rental supply.

Saskatchewan's purpose-built rental apartment universe grew by 1.9% or 683 units, with most centres reporting increases. Purpose-built rental apartments grew by 291 units in Saskatoon, 276 units in Regina, and 57 units in Estevan. In Saskatoon's secondary[4] rental market, rental units increased by 504 units, while Regina saw a 345 unit decrease.

Turnover rate in Saskatchewan moves higher

The province's tenant turnover[5] rate was 37.5% in October 2017, up from 36.4% in October 2016. Regina and Saskatoon reported a turnover rate of 36.2% and 36.7% respectively. Prince Albert recorded the highest turnover rate at 67.5% while Moose Jaw had the lowest.

Elevated vacancy rates pushed rents lower

For units common to both the October 2016 and 2017 surveys, the average two-bedroom same-sample[6] rents in Regina increased slightly by 0.6%, while rents in Saskatoon declined by 1.3%.

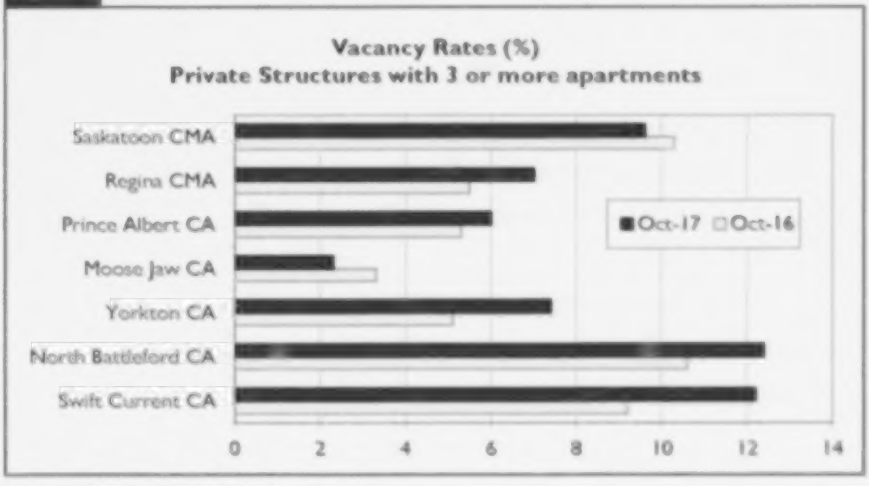
SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

The largest increase was in Prince Albert with an average of 4.3% while the largest decline was in Estevan at -2.2%.

The average monthly rent for a two-bedroom apartment unit in Saskatchewan's urban centres in October 2017 was $1,051, compared to $1,053 a year prior. The average two-bedroom apartment rent in Regina and Saskatoon was $1,116

Figure 1



Source: CMHC Rental Market Survey

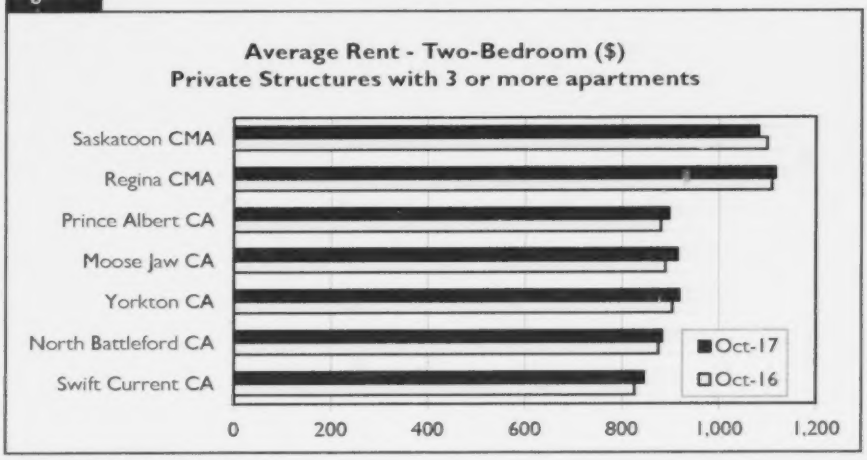
[1] Based on privately initiated rental apartment structures of three or more units.
[2] Urban centres defined as centres with a population of 10,000 or more.
[3] Data on the secondary rental market is only collected for Saskatoon and Regina and includes condominium apartments and other secondary rental unit types.
[4] A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during the time period.
[5] Year-over-year comparisons of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. Excluding new structures and focusing on structures existing in both the October 2016 and October 2017 surveys provides a better indication of actual rent increases paid by tenants.

and $1,082 compared to $1,109 and $1,100 in October 2016, respectively. While the two largest centres recorded the highest average two-bedroom rent, the lowest rent was in Weyburn at $792.

Recovering economy, international migration supporting modest growth in rental demand

Rising energy prices have helped with the economic recovery in Saskatchewan. The province's return to positive GDP growth has supported a modest expansion in some labour markets. While interprovincial migration has been negative, population growth has been supported by positive inflows of international migrants. As a result, the demand for rental housing has grown compared to the previous year.

Figure 2



Source: CMHC Rental Market Survey

Lloydminster
Prince Albert
North
Battleford
Saskatoon
Yorkton
Moose Jaw
Regina
Swift Current
Weyburn
Estevan
Census Metropolitan Area
Census Agglomeration
Census Subdivision
0
120
240
km
N

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	6.0	7.8	6.0	7.9	5.1	6.1	5.3	9.9	5.5	7.0
Saskatoon CMA	8.6	7.6	8.6	9.6	11.8	9.9	8.1	8.4	10.3	9.6
Estevan CA	25.0	13.4	21.6	21.9	30.5	28.3	32.3	**	27.6	25.3
Lloydminster CA	16.9	21.8	20.7	13.7	28.4	18.9	13.9	15.7	25.4	17.4
Moose Jaw CA	6.1	2.2	3.5	2.5	3.0	2.2	**	**	3.3	2.3
North Battleford CA	5.9	5.4	8.2	12.6	12.2	13.3	12.6	0.0	10.6	12.4
Prince Albert CA	10.1	4.0	3.7	7.9	6.4	5.9	2.8	2.3	5.3	6.0
Swift Current CA	**	**	9.3	10.6	8.9	12.9	5.3	**	9.2	12.2
Weyburn CA	**	**	21.7	19.9	18.5	16.1	19.6	38.4	20.2	18.8
Yorkton CA	6.4	15.8	6.6	6.6	3.8	6.9	4.4	4.2	5.1	7.4
Saskatchewan 10,000+	**8.4**	**8.8**	**8.1**	**9.2**	**10.5**	**9.4**	**7.6**	**8.7**	**9.4**	**9.3**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

1.1.2 Private Apartment Average Rents ($) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	713	710	926	935	1,109	1,116	1,327	1,292	1,023	1,026
Saskatoon CMA	703	684	909	896	1,100	1,082	1,223	1,129	1,019	999
Estevan CA	507	530	723	767	1,001	1,001	1,131	**	898	906
Lloydminster CA	622	612	915	914	1,023	1,017	1,293	1,324	999	996
Moose Jaw CA	575	581	715	720	890	915	**	**	802	817
North Battleford CA	566	606	680	698	876	883	911	952	796	795
Prince Albert CA	606	616	754	781	880	897	948	950	837	855
Swift Current CA	579	577	679	682	827	846	986	976	779	798
Weyburn CA	587	520	666	635	806	792	902	891	764	740
Yorkton CA	671	682	798	818	904	918	1,078	1,092	859	874
Saskatchewan 10,000+	**682**	**676**	**882**	**883**	**1,053**	**1,051**	**1,186**	**1,136**	**980**	**975**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	650	655	4,989	5,153	6,551	6,675	378	361	12,568	12,844
Saskatoon CMA	605	606	5,095	5,136	7,193	7,420	614	636	13,507	13,798
Estevan CA	16	16	185	218	341	366	31	30	573	630
Lloydminster CA	56	57	614	619	1,551	1,550	122	127	2,343	2,353
Moose Jaw CA	50	50	509	509	626	626	16	16	1,201	1,201
North Battleford CA	37	38	282	307	479	469	18	18	816	832
Prince Albert CA	81	82	631	636	1,082	1,070	221	221	2,015	2,009
Swift Current CA	59	61	264	277	498	502	55	58	876	898
Weyburn CA	19	17	204	205	388	402	30	29	641	653
Yorkton CA	80	80	294	298	396	397	71	71	841	846
Saskatchewan 10,000+	**1,653**	**1,662**	**13,067**	**13,358**	**19,105**	**19,477**	**1,556**	**1,567**	**35,381**	**36,064**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	6.8	9.3	7.3	10.2	6.9	10.2	7.2	13.2	7.1	10.2
Saskatoon CMA	10.1	11.8	10.6	12.1	14.8	12.1	14.2	10.3	13.0	12.0
Estevan CA	25.0	13.4	21.6	21.9	30.5	28.3	32.3	**	27.6	25.3
Lloydminster CA	16.9	21.8	25.9	18.5	31.9	24.3	14.8	17.3	29.0	22.3
Moose Jaw CA	6.1	2.2	3.7	2.9	3.5	2.2	**	**	3.6	2.5
North Battleford CA	5.9	5.4	9.0	15.3	15.0	16.1	12.6	33.1	12.5	15.7
Prince Albert CA	10.1	4.0	3.7	10.0	6.5	6.7	4.2	11.3	5.5	8.1
Swift Current CA	**	**	11.8	13.8	9.6	16.9	**	**	11.0	15.6
Weyburn CA	**	**	22.2	19.9	19.4	16.9	19.6	38.4	20.9	19.2
Yorkton CA	6.4	15.8	8.7	8.4	6.3	9.2	4.4	4.2	7.0	9.1
Saskatchewan 10,000+	**9.6**	**11.1**	**9.8**	**11.5**	**12.7**	**12.4**	**10.9**	**12.0**	**11.4**	**12.0**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Regina CMA	1.3	++	++	0.4	++	0.6	1.2	-1.0	++	0.5
Saskatoon CMA	++	++	-0.9	-1.1	-0.9	-1.3	0.3	-3.1	-0.9	-1.5
Estevan CA	-5.1	-2.4	-5.5	1.3	-8.6	-2.2	-1.8	**	-8.8	-1.1
Lloydminster CA	-9.0	++	-4.2	-1.6	-5.5	++	-2.4	2.2	-5.9	++
Moose Jaw CA	1.3	-1.4	++	3.5	++	1.9	**	**	++	2.4
North Battleford CA	3.4	2.8	3.7	2.2	++	3.4	1.6	3.4	1.7	2.5
Prince Albert CA	-4.6	3.1	-4.7	2.7	-4.2	4.3	-2.4	0.6	-3.7	2.6
Swift Current CA	++	++	++	1.5	1.6	-0.8	2.2	-2.8	2.1	++
Weyburn CA	++	-11.3	**	-2.6	-7.9	++	**	**	-6.6	++
Yorkton CA	1.5	4.1	1.7	2.5	0.5	1.9	++	2.0	1.1	1.7
Saskatchewan 10,000+	++	**0.4**	**-0.9**	++	**-1.2**	++	++	**-1.2**	**-1.2**	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2] Includes both Alberta and Saskatchewan portions of Lloydminster CA.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	26.4	**	35.1	36.0	36.0	36.8	**	**	35.1	36.2
Saskatoon CMA	**	**	38.9	34.7	39.9	38.4	37.8	**	39.3	36.7
Estevan CA	93.8	**	43.2	38.1	28.2	37.1	35.5	**	35.3	37.2
Lloydminster CA	**	**	38.1	**	37.1	**	40.8	19.3	37.3	33.5
Moose Jaw CA	**	**	24.3	17.1	28.8	**	**	**	25.7	18.7
North Battleford CA	**	**	**	**	**	**	**	**	**	**
Prince Albert CA	**	**	**	55.8	36.7	72.4	**	83.5	39.4	67.5
Swift Current CA	**	**	**	**	35.5	49.2	**	**	37.7	41.3
Weyburn CA	**	**	**	**	**	26.9	11.6	**	**	**
Yorkton CA	28.1	34.6	33.8	34.4	38.6	30.3	39.1	29.8	35.9	32.2
Saskatchewan 10,000+	**31.1**	**33.2**	**36.3**	**35.4**	**37.0**	**39.2**	**37.3**	**41.6**	**36.4**	**37.5**

Saskatchewan includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	**	**	7.7	21.4	3.3	1.7	4.1	5.8	3.9	4.9
Saskatoon CMA	**	**	**	**	6.5	**	6.5	2.7	6.6	5.1
Estevan CA	-	-	**	**	**	**	-	**	**	**
Lloydminster CA	-	-	**	**	30.8	21.3	28.6	22.2	29.2	21.4
Moose Jaw CA	**	**	27.3	**	10.2	5.2	5.4	8.1	9.6	6.3
North Battleford CA	**	**	**	**	8.6	3.4	**	**	8.6	5.8
Prince Albert CA	**	**	**	**	4.4	5.0	19.8	12.9	10.4	8.1
Swift Current CA	**	**	**	**	**	**	**	8.3	**	8.4
Weyburn CA	-	-	**	**	**	**	**	**	21.1	**
Yorkton CA	-	-	6.3	**	13.2	12.2	6.3	0.0	12.0	12.8
Saskatchewan 10,000+	**	**	**	**	**8.0**	**6.8**	**8.3**	**7.0**	**8.5**	**7.5**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

2.1.2 Private Row (Townhouse) Average Rents ($) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	**	**	**	**	1,234	1,242	1,368	1,382	1,321	1,333
Saskatoon CMA	**	**	**	**	1,117	1,145	1,358	1,374	1,247	1,264
Estevan CA	-	-	**	**	**	**	-	**	**	**
Lloydminster CA	-	-	**	**	964	947	1,105	1,107	1,039	1,034
Moose Jaw CA	**	**	683	621	829	841	1,160	1,103	993	973
North Battleford CA	**	**	**	**	842	869	**	**	817	833
Prince Albert CA	**	**	717	730	910	933	938	998	907	945
Swift Current CA	**	**	613	639	803	828	908	898	782	797
Weyburn CA	-	-	**	**	**	**	**	**	742	**
Yorkton CA	-	-	723	**	937	938	959	963	924	930
Saskatchewan 10,000+	**	**	**697**	**698**	**1,022**	**1,038**	**1,269**	**1,277**	**1,131**	**1,141**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	1	1	13	14	239	240	584	590	837	845
Saskatoon CMA	2	2	20	26	313	321	379	382	714	731
Estevan CA	0	0	3	3	5	5	0	1	8	9
Lloydminster CA	0	0	8	8	65	65	98	98	171	171
Moose Jaw CA	2	2	11	11	59	59	74	74	146	146
North Battleford CA	1	1	9	9	70	70	1	1	81	81
Prince Albert CA	3	3	31	29	244	246	140	151	418	429
Swift Current CA	1	1	30	35	69	69	26	24	126	129
Weyburn CA	0	0	7	7	4	15	8	8	19	30
Yorkton CA	0	0	16	16	151	151	16	16	183	183
Saskatchewan 10,000+	**10**	**10**	**148**	**158**	**1,219**	**1,241**	**1,326**	**1,345**	**2,703**	**2,754**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	**	**	15.4	21.4	5.9	2.1	6.8	8.5	6.7	6.9
Saskatoon CMA	**	**	**	**	8.1	8.3	8.6	3.8	8.4	6.3
Estevan CA	-	-	**	**	**	**	-	**	**	**
Lloydminster CA	-	-	**	**	32.3	21.3	30.6	25.2	31.0	23.2
Moose Jaw CA	**	**	27.3	**	10.2	5.2	6.8	8.1	10.3	6.3
North Battleford CA	**	**	**	**	8.6	3.4	**	**	8.6	5.8
Prince Albert CA	**	**	**	**	4.4	5.0	19.8	14.3	10.4	8.6
Swift Current CA	**	**	**	**	**	14.6	**	8.3	**	10.5
Weyburn CA	-	-	**	**	**	**	**	**	21.1	**
Yorkton CA	-	-	6.3	**	13.9	12.2	6.3	0.0	12.6	12.8
Saskatchewan 10,000+	****	****	****	****	**9.1**	**7.4**	**10.3**	**8.9**	**10.1**	**8.7**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Regina CMA	**	**	**	**	-0.2	0.6	-0.6	1.1	-0.6	0.9
Saskatoon CMA	**	**	**	**	++	++	++	1.5	++	++
Estevan CA	-	-	**	**	**	**	-	**	**	**
Lloydminster CA	-	-	**	**	-18.8	-1.3	-19.1	0.7	-18.3	-0.5
Moose Jaw CA	**	**	13.8	++	-1.7	++	6.4	-4.8	2.5	**
North Battleford CA	**	**	**	**	3.1	**	**	**	4.8	1.4
Prince Albert CA	**	**	**	++	1.1	1.5	-0.9	3.3	++	2.3
Swift Current CA	**	**	**	5.6	**	**	1.4	2.4	3.0	3.3
Weyburn CA	-	-	**	**	**	**	**	**	-4.1	**
Yorkton CA	-	-	**	**	0.4	++	3.8	0.3	0.6	0.4
Saskatchewan 10,000+	**	**	**	++	**-0.9**	**0.4**	**-1.1**	**1.0**	**-0.8**	**0.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	**	**	**	**	48.0	32.6	40.4	35.2	42.2	34.1
Saskatoon CMA	**	**	**	**	**	**	31.3	53.1	34.9	47.8
Estevan CA	-	-	**	**	**	**	-	**	**	**
Lloydminster CA	-	-	**	**	**	**	**	**	**	**
Moose Jaw CA	**	**	63.6	**	**	**	27.0	29.7	33.3	**
North Battleford CA	**	**	**	**	**	**	**	**	**	**
Prince Albert CA	**	**	**	**	**	**	**	58.6	**	43.2
Swift Current CA	**	**	**	**	**	**	**	29.2	**	**
Weyburn CA	-	-	**	**	**	**	**	**	42.1	**
Yorkton CA	-	-	54.5	**	39.1	27.0	37.5	50.0	39.9	30.7
Saskatchewan 10,000+	**	**	**	**	**45.4**	**34.8**	**39.5**	**46.2**	**43.8**	**41.3**

Saskatchewan includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	6.0	7.8	6.0	8.0	5.0	6.0	4.6	7.3	5.4	6.9
Saskatoon CMA	8.6	7.6	8.6	9.7	11.6	9.8	7.5	6.2	10.1	9.4
Estevan CA	25.0	13.4	21.3	21.6	30.1	27.9	32.3	13.3	27.2	25.0
Lloydminster CA	16.9	21.8	20.7	13.7	28.5	19.0	20.5	18.6	25.6	17.7
Moose Jaw CA	7.8	2.2	4.0	2.4	3.6	2.5	4.4	6.7	4.0	2.7
North Battleford CA	5.8	5.3	8.3	12.6	11.7	12.1	12.0	6.1	10.4	11.8
Prince Albert CA	10.1	4.0	3.9	7.9	6.1	5.7	9.7	6.7	6.2	6.4
Swift Current CA	**	**	10.0	10.0	8.7	12.6	3.8	8.0	9.0	11.7
Weyburn CA	**	**	22.9	22.6	18.3	15.9	15.7	27.4	20.2	19.1
Yorkton CA	6.4	15.8	6.6	7.9	6.5	8.4	4.7	3.5	6.3	8.4
Saskatchewan 10,000+	**8.5**	**8.8**	**8.1**	**9.3**	**10.3**	**9.3**	**7.9**	**7.9**	**9.3**	**9.2**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	713	711	926	934	1,114	1,120	1,351	1,350	1,042	1,045
Saskatoon CMA	703	684	908	896	1,101	1,084	1,271	1,221	1,030	1,012
Estevan CA	507	530	723	765	998	997	1,131	1,012	896	903
Lloydminster CA	622	612	914	912	1,021	1,015	1,209	1,229	1,002	999
Moose Jaw CA	573	579	714	719	886	909	1,120	1,073	823	834
North Battleford CA	565	603	680	696	872	881	900	943	798	798
Prince Albert CA	606	616	753	779	885	904	944	970	849	871
Swift Current CA	579	574	672	677	824	844	965	949	779	798
Weyburn CA	587	520	657	621	807	792	911	905	763	738
Yorkton CA	671	682	795	817	913	924	1,056	1,068	870	884
Saskatchewan 10,000+	**682**	**676**	**880**	**881**	**1,051**	**1,050**	**1,223**	**1,203**	**991**	**987**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	651	656	5,002	5,167	6,790	6,915	962	951	13,405	13,689
Saskatoon CMA	607	608	5,115	5,162	7,506	7,741	993	1,018	14,221	14,529
Estevan CA	16	16	188	221	346	371	31	31	581	639
Lloydminster CA	56	57	622	627	1,616	1,615	220	225	2,514	2,524
Moose Jaw CA	52	52	520	520	685	685	90	90	1,347	1,347
North Battleford CA	38	39	291	316	549	539	19	19	897	913
Prince Albert CA	84	85	662	665	1,326	1,316	361	372	2,433	2,438
Swift Current CA	60	62	294	312	567	571	81	82	1,002	1,027
Weyburn CA	19	17	211	212	392	417	38	37	660	683
Yorkton CA	80	80	310	314	547	548	87	87	1,024	1,029
Saskatchewan 10,000+	**1,663**	**1,672**	**13,215**	**13,516**	**20,324**	**20,718**	**2,882**	**2,912**	**38,084**	**38,818**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	6.8	9.3	7.4	10.2	6.9	9.9	7.0	10.3	7.1	10.0
Saskatoon CMA	10.1	11.8	10.6	12.2	14.6	11.9	12.2	7.9	12.8	11.7
Estevan CA	25.0	13.4	21.8	21.6	30.1	27.9	32.3	13.3	27.4	25.0
Lloydminster CA	16.9	21.8	25.9	18.5	31.9	24.2	21.8	20.8	29.2	22.4
Moose Jaw CA	7.8	2.2	4.2	2.8	4.1	2.5	5.5	6.7	4.4	2.9
North Battleford CA	5.8	5.3	9.0	15.2	14.2	14.5	12.0	37.1	12.1	14.8
Prince Albert CA	10.1	4.0	3.9	9.9	6.1	6.4	10.5	12.5	6.4	8.2
Swift Current CA	**	**	12.3	12.8	9.6	16.6	5.0	8.0	10.8	15.0
Weyburn CA	**	**	23.4	22.6	19.2	16.6	15.7	27.4	20.9	19.5
Yorkton CA	6.4	15.8	8.6	9.6	8.4	10.0	4.7	3.5	8.0	9.8
Saskatchewan 10,000+	**9.6**	**11.1**	**9.8**	**11.6**	**12.5**	**12.1**	**10.7**	**10.6**	**11.3**	**11.8**

[1]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Regina CMA	1.3	++	++	0.3	++	0.6	0.5	++	-0.2	0.5
Saskatoon CMA	++	++	-0.9	-1.1	-0.9	-1.3	0.3	-2.1	-0.8	-1.4
Estevan CA	-5.1	-2.4	-5.5	1.0	-8.7	-2.5	-1.8	**	-8.9	-1.3
Lloydminster CA	-9.0	++	-4.2	-1.6	-6.3	++	-5.1	1.9	-6.8	++
Moose Jaw CA	1.5	**	++	3.2	++	1.9	4.5	-2.9	++	1.8
North Battleford CA	4.2	2.8	3.9	2.1	0.5	3.2	1.5	3.6	2.0	2.4
Prince Albert CA	-4.6	3.1	-4.4	2.6	-3.7	4.1	-2.2	0.9	-3.1	2.6
Swift Current CA	++	++	1.2	1.8	1.8	-0.5	2.1	-2.4	2.2	0.6
Weyburn CA	++	-11.3	-7.0	-2.5	-7.8	++	**	-2.6	-6.5	++
Yorkton CA	1.5	4.1	1.7	2.6	0.5	1.5	0.2	1.9	1.0	1.4
Saskatchewan 10,000+	**++**	**0.4**	**-0.9**	**++**	**-1.2**	**++**	**-0.4**	**-0.7**	**-1.1**	**++**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2] Includes both Alberta and Saskatchewan portions of Lloydminster CA.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	26.4	**	35.0	36.0	36.5	36.6	39.8	35.8	35.6	36.1
Saskatoon CMA	**	**	38.8	34.7	39.9	38.4	**	44.5	39.1	37.2
Estevan CA	93.8	**	45.2	37.8	28.6	36.5	35.5	**	36.1	36.7
Lloydminster CA	**	**	44.4	**	39.3	**	46.1	**	41.0	36.0
Moose Jaw CA	**	**	25.3	19.2	29.3	**	23.9	28.2	26.5	21.2
North Battleford CA	**	**	**	**	**	**	**	**	**	**
Prince Albert CA	**	**	**	56.3	**	64.7	**	73.8	42.4	63.2
Swift Current CA	**	**	**	**	34.2	48.5	**	25.6	37.0	41.3
Weyburn CA	**	**	**	**	**	26.9	20.8	**	**	**
Yorkton CA	28.1	34.6	34.6	35.0	38.8	29.3	38.9	33.3	36.6	31.9
Saskatchewan 10,000+	**31.0**	**33.4**	**36.7**	**35.5**	**37.5**	**39.0**	**38.4**	**43.9**	**37.0**	**37.8**

Saskatchewan includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Saskatchewan - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	1.0	0.4	5.5	7.0
Saskatoon CMA	3.1	6.4	10.3	9.6

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Saskatchewan - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Regina CMA	**	710	**	935	1,350	1,116	**	1,292
Saskatoon CMA	**	684	903	896	1,263	1,082	1,308	1,129

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Saskatchewan - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	**	**	1,066	**	1,354	1,350	**	**	1,340	1,336
Saskatoon CMA	**	**	1,050	903	1,328	1,263	**	1,308	1,340	1,255

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Saskatchewan - October 2017

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	7,223	7,411	1,854	1,509	25.7	20.4	1.0	0.4
Saskatoon CMA	10,946	11,773	2,472	2,976	22.6	25.3	3.1	6.4

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

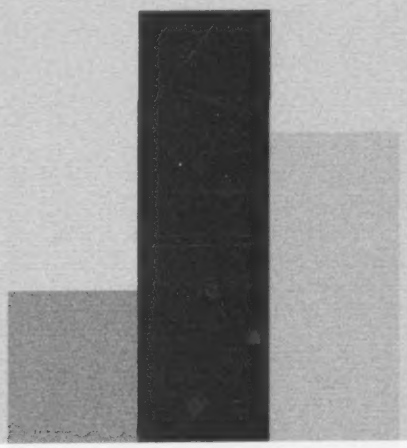
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64519_2017_A01